

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Colonial East Park

2. Location: Delaware Route 1 (Northbound Lanes) and Brian Drive

3. Parcel Identification #: 3-34-6-335

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Colonial East Ltd.

Address: 30769 Lewes Georgetown Highway

City: Lewes

State: DE

Zip: 19958

Phone: 302-644-4758

Fax: 302-644-4522

Email: steveclass@aol.com

6. Applicant's Name: Steve Class

Address: 30769 Lewes Georgetown Highway

City: Lewes

State: DE

Zip: 19958

Phone: : 302-644-4758

Fax: 302-644-4522

Email: steveclass@aol.com

7. Engineer/Surveyor Name: Meridian Consulting Engineers, L.L.C.

Address: 26412 Broadkill Road

City: Milton

State: DE

Zip: 19968

Phone: 302-684-4766

Fax: 302-684-8228

Email: jdk@meridianengineers.com

8. Please Designate a Contact Person, including phone number, for this Project: Jessica D. Nichols

Information Regarding Site:	
9. Area of Project(Acres +/-): 5.61 acres	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Community <input type="checkbox"/> Developing <input checked="" type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." Property has not been previously subject to a LUPA or PLUS review	
12. Present Zoning: C-1	13. Proposed Zoning: C-1
14. Present Use: Mobile Home Retail	15. Proposed Use: Retail and mini-storage
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances: Mobile Home retail-No known use of chemicals or hazardous substances	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities What is the estimated water demand for this project? 3,500 gal per day How will this demand be met? Tie into existing 16" water main located on the property (as provided by Tidewater Utilities)	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County Sanitary Sewer	
20. If a site plan please indicate gross floor area: 119,600 sq ft total (25,100 sq ft retail)	
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: NA Gross Density of Project: NA Net Density NA Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following:

Number of renter-occupied units: NA

Number of owner-occupied units: NA

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 50%
Square Feet: 122,186

Proposed Use: % of Impervious Surfaces: 96%
Square Feet: 232,153

25. What are the environmental impacts this project will have? NONE

How much forest land is presently on-site? NONE How much forest land will be removed? NONE

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres
☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

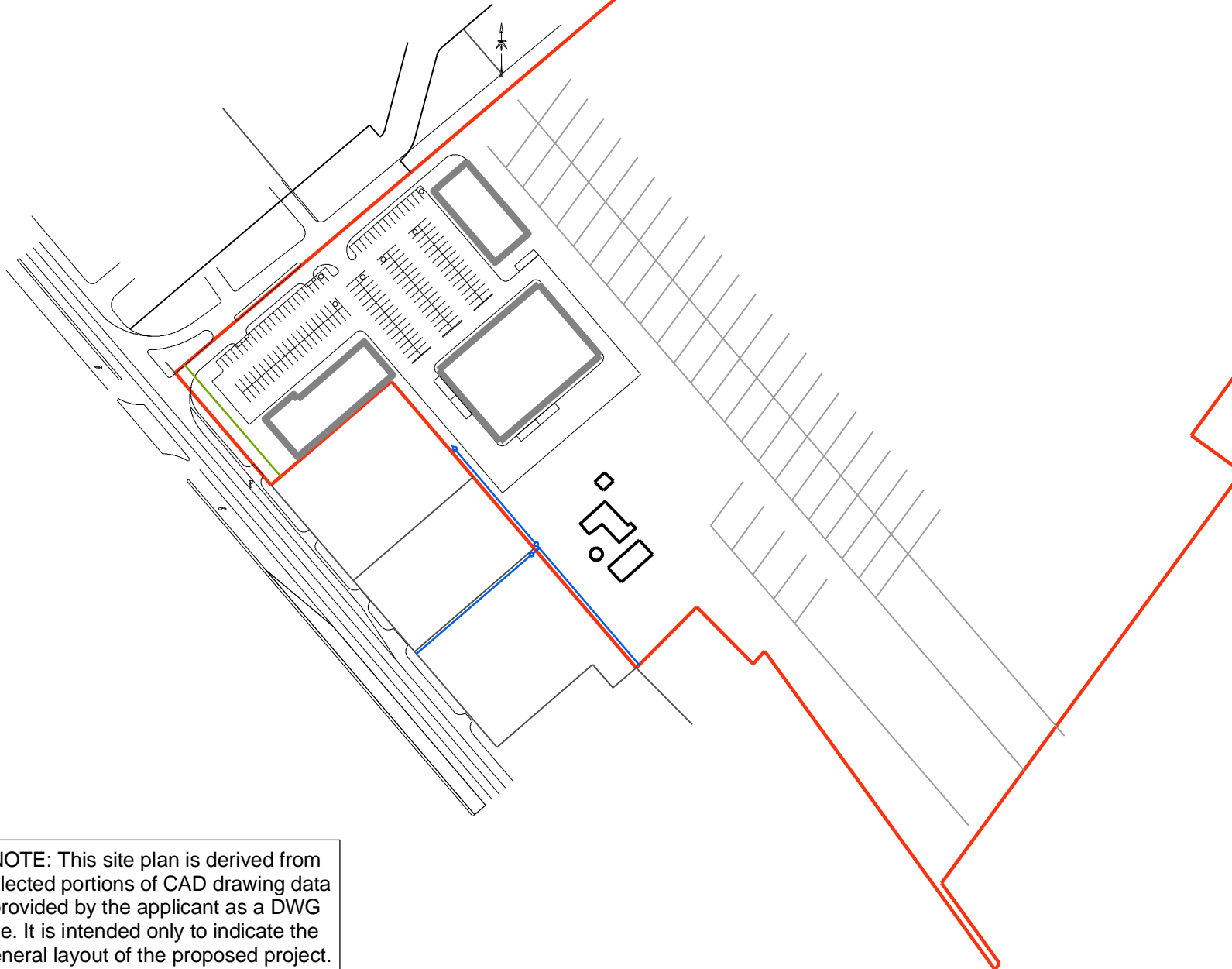
Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list name:
30. List the proposed method(s) of stormwater management for the site: Underground storage system or detention basin Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Closed pipe storm drain system Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres 7,200 Square Feet What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Landscaping Buffer Where is the open space located? Along the front of the site adjacent to Route 1 Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected NA Acres on-site that will be restored NA Acres of required wetland mitigation NA Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Stormwater and erosion and sediment controls as required by the Sussex Conservation District Buffers from wetlands, streams, lakes, and other natural water bodies NA
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1258 trips per day What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2.0% approximately

<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. One 25' wide commercial entrance to site located on Brian Drive approximately 317 feet from the intersection of Brian Drive and Del. Route 1(10' wide deceleration lane may be required-yet to be determined)</p>	
<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Interconnectivity already exists between this site and developed/developable lands adjacent to or in the close vicinity of the site via Brian Drive.</p>	
<p>40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No*</p> <p>Has this site been evaluated for hisbtric and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No*</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No*</p> <p>If "Yes," please indicate what will be affected (Check all that apply)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)</p> <p><input type="checkbox"/> Sites (archaeological)</p> <p><input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>*To the best of the applicants knowledge</p>	
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please List them:</p>	
<p>44. Please make note of the time-line for this project: Begin Construction: 9/04 End Construction: 3/05</p>	
<p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p>	
<p>_____ Signature of property owner or contract buyer</p>	<p>_____ Date</p>
<p>_____ Signature of Person completing form (If different than property owner)</p>	<p>_____ Date</p>
<p>This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.</p>	

Preliminary Land Use Service (PLUS)

Colonial East Park
2004-05-03



NOTE: This site plan is derived from selected portions of CAD drawing data provided by the applicant as a DWG file. It is intended only to indicate the general layout of the proposed project.

0 200 400 800
Feet

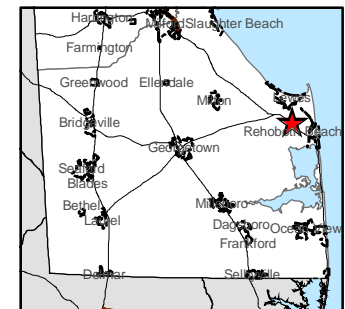
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Delaware Office of
State Planning
Coordination



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



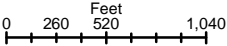
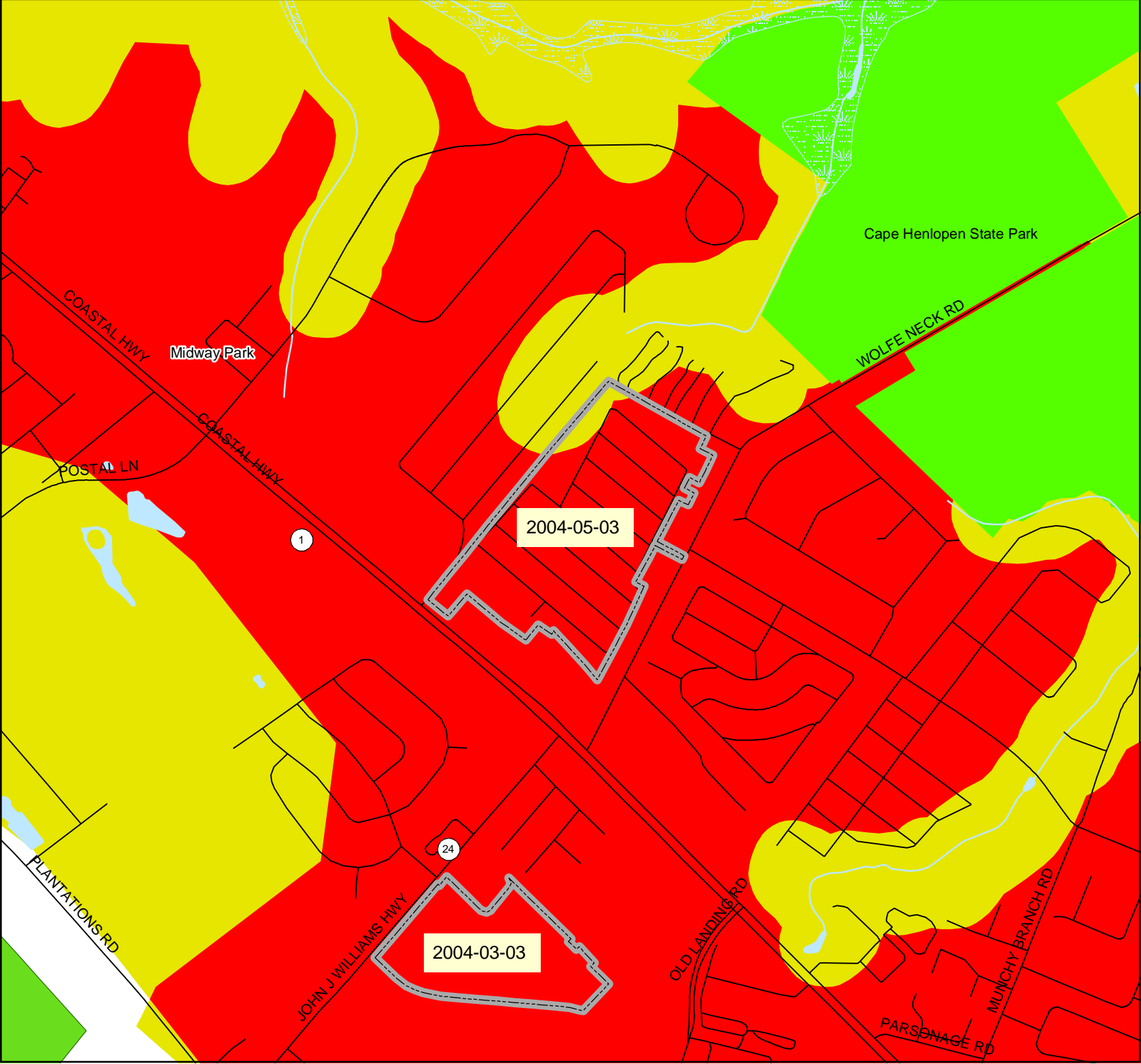
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Colonial East Park
2004-05-03

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

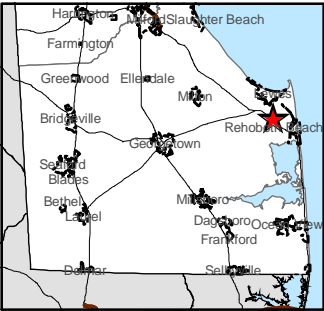
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



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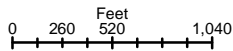
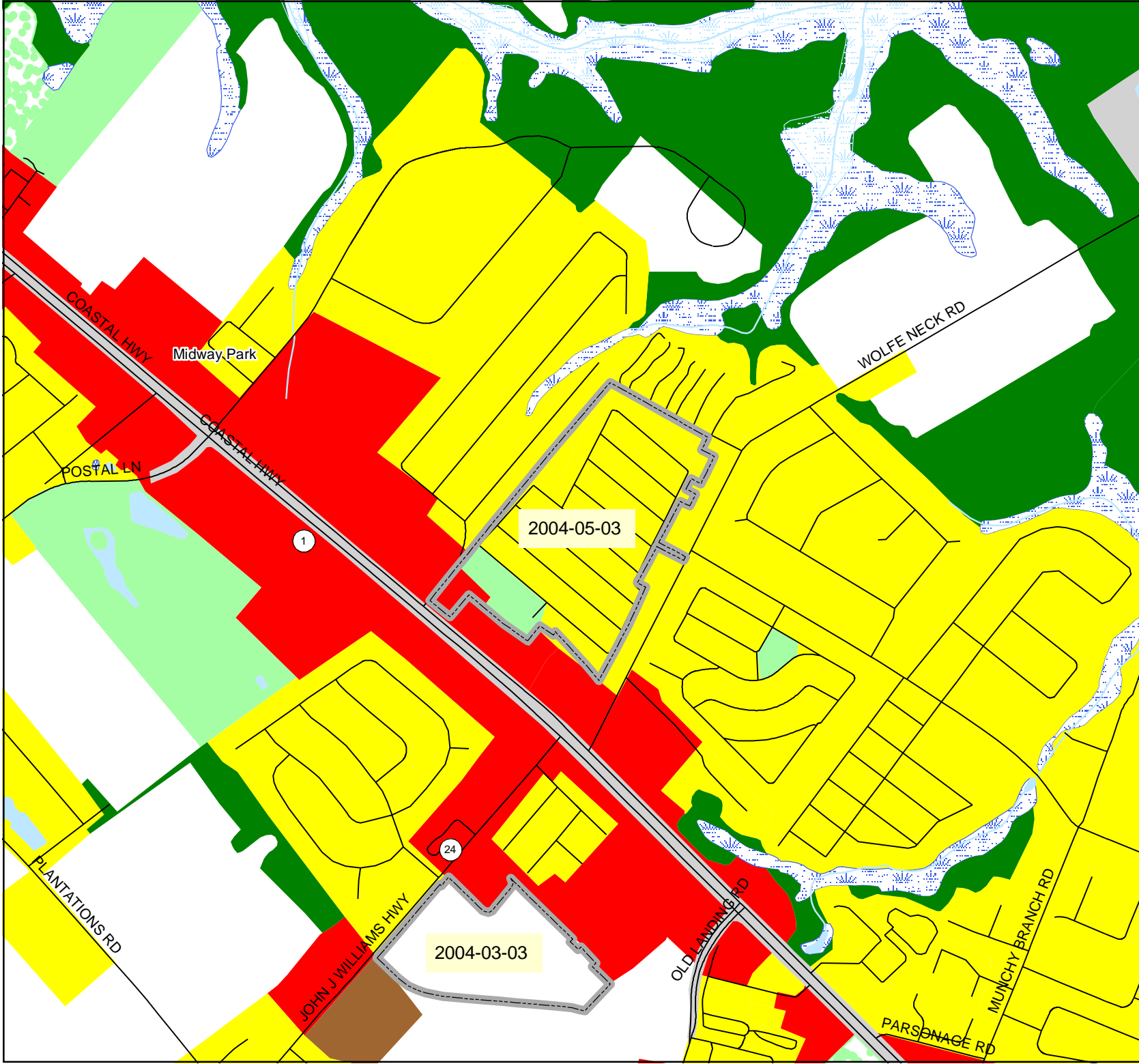
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Colonial East Park
2004-05-03

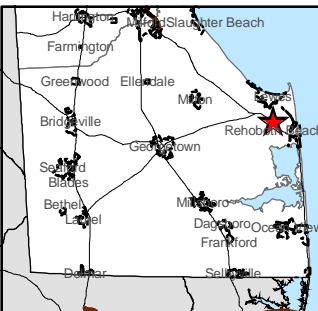
- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition



1:12,000



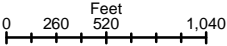
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Preliminary Land Use Service (PLUS)

Colonial East Park
2004-05-03
2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:12,000



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